



## Detached house

VERNET LES BAINS (66)

**258 000 €\***

\* Agency fees to be paid by the seller



160 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

On the heights of Vernet-les-Bains, a spa resort, in a popular area offering guaranteed tranquility, a stone's throw from the town center and the hiking trails, come and discover this house from the 1970s built on a flat wooded plot of 600m<sup>2</sup> fully fenced and suitable for a swimming pool. Benefiting from an exposure and a panoramic view of the village and Mount Canigou, the house consists of two independent apartments of type T3 on the ground floor and T4 upstairs with a south-facing veranda. The completely renovated main apartment with a surface area of 90m<sup>2</sup> is located upstairs and offers three spacious bedrooms with fitted wardrobes, double-glazed windows with a dominant view, an equipped kitchen, and a living room opening onto a beautiful veranda with electric blind. It is easy to install a wood stove there. The lower apartment with a surface area of around 75m<sup>2</sup>, which can be annexed to a main or secondary residence for rental income or a gîte and bed and breakfast activity, has two bedrooms, a large living room, a furnished kitchen-dining room and sanitary facilities. Double glazed windows. Large garage of 24m<sup>2</sup>. Heating by electric radiators, double glazing, fitted kitchens. Parking for three vehicles. Ideal main residence with rental income or family project. Property tax 1300€ per year. Feel free to contact me for more information. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Julia DESCOMBAS**

**CORNEILLA-DE-  
CONFLENT (66820)**

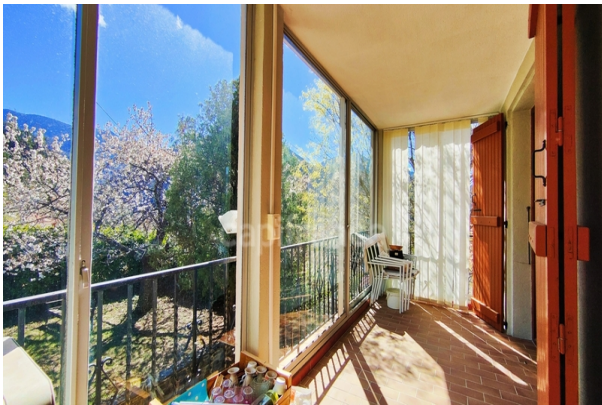
Agent

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Courts service city :  
PERPIGNAN

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 808812

Property type ..... Detached house

### SURFACES

Living space ..... 160 m²

Land surface ..... 592 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 5

Toilets count ..... 2

Washrooms ..... 2

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle